

CITY OF SAVANNAH ZONING ORDINANCE

I-H ZONING DISTRICT

I-H heavy-industrial. The purpose of this district shall be to create and protect areas in which industries which are not permitted in an I-L district can be permitted.

| I-H Zoning District | |
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| List of Uses | Use # |
| Accessory storage buildings | 82a |
| Accessory uses | 90 |
| Administration building | 38a |
| Animal grooming establishment | 25a |
| Animal hospital, veterinary clinic, animal boarding place or animal grooming salon | 25 |
| Assembly halls | 20a |
| Automobile parking lot or parking garage | 55 |
| Automobile storage garage | 55b |
| Automobile upholstery shop | 53 |
| Automobile, truck, or boat and nonresidential trailer sales or rentals | 52 |
| Banks and offices | 37 |
| Bicycle and moped sales and service | 52b |
| Book cover processing | 71a |
| Building contractor and related construction contractors | 68 |
| Buy-back center for recyclable aluminum, glass, paper, and plastics | 82d |
| Caretakers' quarters | 10a |
| Catering services | 49b |
| Club or lodge | 20 |
| Cocktail lounges and taverns | 48b |
| Cold storage and freezer plant | 73 |
| Community correctional center | 10n |
| Confectionery | 39b |
| Cultural facilities | 19 |
| Design shop and testing of new products | 58a |
| Drive-in theater | 31 |
| Electrical repair and similar repair | 61 |
| Emergency shelters for homeless persons | 10j |
| Equipment rental | 59a |
| Experimental laboratory | 58 |
| Express office | 72 |

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| I-H Zoning District | |
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| List of Uses | Use # |
| Farm implement sales and storage and similar activities | 59 |
| Feed and grain sales and storage | 60 |
| Food service centers for homeless persons | 10l |
| Freezer locker service, ice storage | 46 |
| Fuel station | 50 |
| Fur storage vaults | 73a |
| Glass sales and installation | 64 |
| Golf or baseball driving range | 28 |
| Greenhouse and plant nursery | 23 |
| Growing of crops and gardening | 21 |
| Heavy manufacturing and heavy nonmanufacturing uses | 84 |
| Heliport, helistop | 15a |
| Horse stables | 42a |
| Hostel | 10o |
| Ice vending unit | 46a |
| Incidental outdoor storage | 82b |
| Indoor car wash | 50a |
| Indoor recycling collection center | 82c |
| Indoor shooting range | 30 |
| Janitorial services contractor | 38 |
| Laboratory serving professional requirements, dentists, medical, etc | 57 |
| Light manufacturing | 83 |
| Livestock sales pavilion or farmers' market | 24 |
| Locksmith, gunsmith, and similar activities | 62 |
| Marine supply and service facility | 78 |
| Microbrewery | 92 |
| Miniature golf course | 27 |
| Mixed use, nonresidential | 37a |
| Motel | 9 |
| Motor coach service and storage | 45b |
| Motorcycle, motor scooter sales and services | 52a |
| Newspaper | 69 |
| Newspaper and magazine distributor | 71 |
| Nightclubs | 48d |

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| List of Uses | Use # |
| Package store | 48c |
| Pest control | 63b |
| Post secondary schools (College, junior college, university) | 46b |
| Printing or letter shop | 70 |
| Public uses | 15 |
| Public utility | 16 |
| Railroad freight station | 79 |
| Railroad or bus station | 74 |
| Railroad or freight classification | 80 |
| Raising of commercial and noncommercial livestock and poultry | 22 |
| Recreational vehicle park | 9a |
| Remote dry storage warehouse | 75c |
| Residential trailer sales room and sales lot | 56 |
| Restaurant drive-in | 49 |
| Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages | 48a |
| Restaurant, sit-down or cafeteria, which serves alcoholic beverages | 48 |
| Riding stables | 42b |
| Salvage yards | 85 |
| Satellite dish | 90a |
| Self-storage miniwarehouse | 75b |
| Separate use sign | 87 |
| Sewage treatment plant | 17 |
| Single-room occupancy residences | 10m |
| Specialty shops | 36a |
| Storage yards | 82 |
| Temporary day labor employment center | 47d |
| Temporary uses | 13 |
| Tour vehicle service and storage facility | 45c |
| Tower | 43 |
| Transitional shelters for homeless persons | 10k |
| Tree cutting/pruning contractor | 23a |
| Tree cutting/pruning contractor and related services | 23b |
| Truck terminal | 81 |
| Vehicle service, minor | 51 |

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| List of Uses | Use # |
| Vehicle service, major | 51a |
| Wholesaling or warehousing | 75 |
| Wrecker service with dead storage yards | 55c |

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Provisions Regarding Use in the I-H Zoning District:

1. Permitted uses are identified by the letter “X”.
2. Uses permitted subject to the approval of the board of appeals are indicated by the letter “B”.
3. Uses marked with “B2” and contain:
 - a. Less than ten acres shall be subject to the approval of the board of appeals.
 - b. Ten or more acres shall be permitted only within a PUD district.

| I-H Zoning District List of Uses with Standards | |
|--|---|
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| (9) Motel | X |
| Including such ancillary uses as barbershops, beauty shops, restaurants with or without pouring licenses, cocktail lounges, tobacco stores, drugstores, and uses of a similar nature. | |
| (9a) Recreational vehicle park | X |
| Provided that: | |
| a. Such use shall only be allowed as a rear yard accessory use to an existing motel on land under same ownership with entrance from a driveway also used by motel. | |
| b. Each vehicle parking pad shall be no less than ten feet wide by 50 feet long and shall be screened from adjoining spaces with a 30-foot distance from centerline pad to centerline pad. | |
| c. The park shall be enclosed by a solid wall or opaque fence not less than six feet in height, to screen the park from view of surrounding properties not under the same ownership. | |
| d. Each space shall provide electricity and water and the park shall provide facilities to dump sewage into existing sewage lines previously approved for use by the motel operation and shall provide proper lighting and a separate structure with toilets, washbasins, and showers. All applicable codes must be complied with. | |
| e. The park shall be so designed as to provide for a proper flow of traffic and each interior street or driveway shall be at least 12 feet in width for one-way traffic and shall be designed for the proper turning, backing, parking and maneuvering of trailers as approved by the traffic engineer. | |
| f. Driveways shall be surfaced with asphalt, concrete or the equivalent. Trailer parking area shall be concrete. | |
| g. Design of park must be approved by the Bureau of Community Development and all necessary permits, fees and licenses obtained prior to start of construction. | |
| (10a) Caretakers' quarters | X |
| Provided that: | |
| a. Such use is incidental to the principal use of the land. | |
| b. Such quarters shall be constructed so as to meet the minimum building and housing code standards for a dwelling unit. | |
| (10j) Emergency shelters for homeless persons | X |
| Provided that the following conditions shall be met: | |
| a. The site development plan shall be reviewed under the provisions of section 8-3031, to insure that in addition to the other criteria, the use is oriented in the best manner to protect adjacent uses. | |
| b. A maximum of 50 persons (excluding supervisory personnel) shall be housed in the shelter at any one time. | |
| c. There shall be at least 50 square feet of space in the building for each occupant, including staff. | |
| d. Meals may be provided only for individuals temporarily housed within the shelter unless food service centers are permitted elsewhere in this district. | |
| e. One responsible representative of the not-for-profit organization responsible for the operation of the shelter shall be on the site for each 25 persons housed in the facility overnight. | |
| f. Each shelter shall have a staff manual setting forth established procedures for emergency evacuation and medical emergencies. | |
| (10k) Transitional shelters for homeless persons | X |
| Provided that the following conditions shall be met: | |
| a. The site development plan shall be reviewed under the provisions of section 8-3031, to insure that the use is oriented in the best manner to protect adjacent uses. | |
| b. A maximum of 50 persons, in addition to the responsible representative(s) of the not-for-profit organization, shall be housed overnight in the shelter at any one time. One organization representative responsible for operation of the shelter shall be on the site for each 25 persons housed in the facility overnight. | |
| c. There shall be at least 100 square feet of space in the building for each occupant, including staff. | |
| d. Meals may be provided only for the individuals temporarily housed within the shelter. | |
| e. Each shelter shall have a staff manual setting forth established procedures for emergency evacuation and medical emergencies. | |
| (10l) Food service centers for homeless persons | X |
| (10m) Single-room occupancy residences | X |
| Provided that: | |
| a. A site development plan shall be reviewed under the provisions of section 8-3031, to insure that the use is developed in the best manner to protect adjacent uses. | |
| b. A maximum of 50 units shall be permitted within a SRO, provided that the net density for the zoning classification within which the use is located is not exceeded. | |
| c. A specific site development plan, that meets the standards for planned districts as provided for under section 8-3031, shall be submitted to and approved by the MPC before development can commence. | |

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CITY OF SAVANNAH ZONING ORDINANCE

| I-H Zoning District List of Uses with Standards | |
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| d. There shall be a minimum of 100 square feet of space in each residential unit and at least 15 square feet of common area for each residential unit. However, the common area shall not be less than a total of 200 square feet in area. | X |
| (10n) Community correctional center | X |
| a. Such use shall not be located within 300 feet of any conforming one-family two-family, or multifamily dwelling structure, nor on a lot where within the same block face a conforming one-family, two-family, or multifamily dwelling structure is located, nor across the street from an R (residential) zoning district. | |
| b. A site development plan shall be reviewed under the provisions of section 8-3031 to insure that the use is oriented in the best manner to protect adjacent uses. | |
| c. One hundred square feet of space shall be provided in the building for each occupant, including staff. | |
| d. Each center shall have a staff manual setting forth established procedures for emergency evacuation, medical emergencies, and security procedures. | |
| e. A maximum of 50 persons, in addition to the staff, shall be housed in the center. One staff security guard and one staff supervisor shall be on-site at all times the facility is occupied. | |
| (10o) Hostel | X |
| Provided that such use shall have a full-time resident manager. | |
| (13) Temporary uses | |
| 1. Provided that the following specific conditions shall apply to such uses not located on public property. | |
| a. A site plan shall be approved by MPC pursuant to the provisions of section 8-3031. | |
| b. A circulation, curb-cut, loading space and off-street parking plan is approved for the use by the city traffic engineer; required parking and storage areas shall be provided on the site. | |
| c. The use complies with the sign requirements for the districts in which it is located. | |
| d. Such use shall not be located adjacent to or across a street from a conforming residential use. | |
| e. The use shall not be permitted for greater than 30 days within any six-month period unless a different length of time is specifically provided for hereunder. | |
| f. Such use shall be located along a collector or arterial street. | |
| g. Such use shall be located on not less than a one-acre site. | |
| h. The use shall not occupy off-street parking spaces required for another use not extend into the required building setback lines of the site. | |
| i. Sanitation facilities shall be approved by the Chatham County Health Department prior to the issuance of an occupancy permit. | |
| j. Tents and/or mobile vehicles/structures shall not be permitted in conjunction with such use unless specifically provided for hereunder. Where so allowed, such tents and/or mobile vehicles/structures shall be located as shown on the approved site development plan. Tent(s) shall be constructed of fire retardant materials. | |
| k. Such use shall comply with the requirements of the city noise ordinance. | |
| 2. Temporary uses shall include the following activities: | |
| a. Temporary outdoor religious services. | X |
| Provided that: | |
| 1. The use shall be at least 100 feet from any conforming dwelling. | |
| 2. Tents may be utilized for tent revivals. | |
| b. Carnival, community fair, athletic event or other event of public interest. | X |
| 1. Such event shall be permitted only on a site which faces and is adjacent to B districts or I-L and I-H districts except for existing designated fair grounds. | |
| 2. All activities connected with such event shall be setback at least 100 feet from the nearest property line. | |
| 3. Tents and/or mobile vehicles/structures may be utilized for such activities. | |
| c. The use of public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fair, or other events of public interest. | X |
| Provided that: | |
| 1. Public parks shall be owned and operated by either an agency of government or unit of government. | |
| 2. Tents and/or mobile vehicles/structures may be utilized or such activities. | |
| d. Temporary or portable sawmill. | X |
| f. The sale of seasonal plants and/or produce. | X |
| (15) Public uses | X |
| Including, but not restricted to schools, libraries, fire and police stations, park and recreations facilities | |
| (15a) Heliport, helistop | X |
| (16) Public utility | X |
| (17) Sewage treatment plant | X |
| (19) Cultural facilities | B |
| Art galleries, museums, legitimate theaters, library and other facilities of a similar nature | |
| (20) Club or lodge | B |
| (20a) Assembly halls | X |
| Including union halls, conference halls, business meetings, civic halls and activities of a similar nature. Such use may include office space where incidental to the principal use. | |
| (21) Growing of crops and gardening | X |
| (22) Raising of commercial and noncommercial livestock and poultry | X |

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CITY OF SAVANNAH ZONING ORDINANCE

| I-H Zoning District List of Uses with Standards | |
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| Provided that all buildings for housing animals and poultry shall be set back not less than 50 feet from any property line. | |
| (23) Greenhouse and plant nursery | X |
| (23a) Tree cutting/pruning contractor | X |
| a. Such use shall not be located less than 75 feet from a conforming residential dwelling. | |
| b. Such use shall provide a buffer when adjoining any R district in accordance with section 8-3066 of this chapter. | |
| c. Such use shall not store or process any wood materials on-site | |
| (23b) Tree cutting/pruning contractor and related services, including storage, processing and sales | X |
| a. Such use shall not be located less than 100 feet from a conforming residential dwelling. | |
| b. Such use shall provide a buffer when adjoining any R district in accordance with section 8-3066 of this chapter. | |
| c. Storage areas shall be screened from view of adjacent properties occupied by residential, institutional, office and retail uses by a minimum of an eight foot high solid architecturally designed fence. | |
| d. Access to the site shall be from a collector or greater arterial. | |
| (24) Livestock sales pavilion or farmers' market | X |
| (25) Animal hospital, veterinary clinic, animal boarding place or animal grooming salon | X |
| Provided all buildings for housing animals shall set back not less than 100 feet from any dwelling place in a residential area and all pens, kennels and runs be within an enclosed structure that has a Sound Transmission Class Rate (STC) as set forth in Architectural Graphic Standards of at least 52. | |
| (25a) Animal grooming establishment | X |
| Provided, that such establishments shall not board animals overnight. | |
| (27) Miniature golf course | X |
| (28) Golf or baseball driving range | X |
| (30) Indoor shooting range | B |
| a. Indoor target range shall meet U.S. Government Design Standards prepared by the Public Buildings Service, General Service Administration, as set forth in the "Construction of Indoor Rifle and Pistol Range," published by the National Rifle Association. | |
| b. The indoor target range shall be of soundproof construction whereby the sound from the discharge of any firearm shall not be transmitted across any adjoining property line. | |
| (31) Drive-in theater | X |
| a. The theater screen, projection booth or other building shall be set back not less than 50 feet from any property line. | |
| b. Driving and parking areas shall be treated with a suitable material(s) to prevent dust. | |
| c. Ingress and egress from a public street shall be so designed and constructed as to provide for safe traffic movement. | |
| d. Central loud speakers shall be prohibited. | |
| e. The theater screen shall not face an expressway, major arterial or secondary arterial. | |
| f. The theater shall be enclosed by a wall or fence of adequate height to screen the parking area from view of surrounding property. Such fence shall be separated from adjoining property by shrubbery and landscaping. | |
| (36a) Specialty shops | X |
| Specialized retail sale shops which are normally associated with and restricted to general gift items, or special-interest boutique items. Such shops shall include gift, candy, florist, jewelry, craft, hobby, book, video, clothing shops; interior decorating sales; bicycle rental, excluding bicycle sales and repair; and stores of a similar nature not to include adult bookstores as defined in this section, adult video stores, or the sale or distribution of any obscene materials as set forth in O.C.G.A. § 16-12-80. | |
| (37) Banks and offices | X |
| Banks, office buildings, loan agencies, professional offices, business offices, and facilities of a similar nature. | |
| (37a) Mixed use, nonresidential | X |
| (38) Janitorial services contractor | X |
| Provided that: | |
| a. Cleaning chemicals shall not be stored on a site occupied by a residential dwelling. | |
| (38a) Administration building | X |
| Provided that such office facility shall be directly related to the administration and operation of industrial uses. | |
| (39b) Confectionery | X |
| (42a) Horse stables | X |
| Provided that: | |
| a. Horses shall be stabled or housed not less than 50 feet from any property line. | |
| b. Such use shall be not less than 100 feet from any residence. | |
| c. At least 120 square feet of open, ventilated stall area shall be provided for each horse. Ceilings in the stalls and stables shall be at least nine feet from the bedding and floor. | |
| d. At least 8,000 square feet of area shall be provided for open earthen runs. | |
| e. The use shall comply with Chatham County Health Department regulations. | |
| (42b) Riding stables | X |
| Provided that: | |

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| I-H Zoning District List of Uses with Standards | |
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| a. Such use shall be on a lot of not less than five acres. | |
| b. Buildings to house horses shall be set back not less than 50 feet from any property line. | |
| c. Such use shall be not less than 100 feet from any residential structure unless it is the owner's dwelling: then such use shall be not less than 25 feet from the structure. | |
| d. At least 120 square feet of open, ventilated stall area shall be provided for each horse. Ceilings in the stalls and stables shall be at least nine feet from the bedding and floor. | |
| e. At least 8,000 square feet of area shall be provided for open earthen runs. | |
| f. The use shall comply with Chatham County Health Department regulations. | |
| (43) Radio and television towers (including radio and television tower farms) | X |
| Provided that a site development plan shall be reviewed under the provisions of section 8-3031. | |
| (45b) Motor coach service and storage | X |
| (45c) Tour vehicle service and storage facility | X |
| Provided that: | |
| a. All maintenance and storage shall be completely screened from view of properties occupied by residential, institutional, public and retail uses, and from public rights-of-way. | |
| b. All parking spaces and driving surfaces shall be paved as required by the city engineer. | |
| d. A site plan for such use shall be approved under the provisions of sections 8-3031 and 8-3066. | |
| e. When located adjacent to or across the street from a residential dwelling and/or an institutional use, such use shall be in an enclosed building that has a sound transmission class rate (STC) as set forth in "Architectural Graphics Standards" of not less than 52. | |
| (46) Freezer locker service, ice storage | X |
| (46a) Ice vending unit | X |
| a. Such units shall not be less than 30 nor more than 250 square feet in size, and shall be considered principal use structures. | |
| b. Such units shall only be allowed on a site occupied by another principal use; and further, such units shall be located immediately adjacent to the other principal use as allowed by applicable building codes and ordinances. | |
| c. The use shall front an arterial, collector or higher classified roadway. | |
| d. A site plan shall be submitted for a review according to Section 8-3031 and shall require review and action by the Planning Commission. | |
| e. No ice vending unit shall be located on or in required parking spaces. | |
| f. Ice vending units shall provide a minimum of two off-street parking spaces. | |
| g. Signage shall be permitted on any two sides of the unit only and shall not exceed one square foot for each lineal foot of unit wall as measure along the longest wall. In no case shall permitted signage exceed 20 square feet per side. | |
| h. Only one ice vending unit shall be allowed on any single parcel. | |
| i. An ice vending unit shall not be located within a 300 foot radius of an existing ice vending unit. | |
| j. Ice vending units must be located no more than 5 feet from the principal use structure. | |
| k. Any ice vending unit must be at least 100 feet, in any direction, from any residential property and in any case must be screened and not visible from an adjacent residential property. | |
| l. Ice vending units shall not be allowed within the boundaries of the Savannah National Historic Landmark District. | |
| m. A trash receptacle with a minimum capacity of at least 30 gallons shall be placed adjacent to each ice vending unit. Such receptacle shall be properly maintained and emptied by the ice vending unit owner or their designee at least once every two (2) days. The suitability of the receptacle shall be approved by the Sanitation Director or their designee. | |
| n. Ice vending units shall comply with the Requirements of the Noise Disturbance Ordinance of the Code of Savannah. | |
| o. By receipt of permit, the owner shall authorize the City of Savannah to remove any ice vending unit upon abandonment or discontinuation of use after a period of forty-five (45) consecutive days as determined by the Building Official. If removed at the City's expense, a lien shall be placed on the ice vending unit and charged to the owner. | |
| (46b) Post secondary schools (college, junior college, university) | X |
| (47d) Temporary day labor employment center | X |
| a. The use shall front onto an arterial or collector roadway. | |
| b. All activities shall be conducted within an enclosed building. | |
| c. Loitering outside of the building shall not be permitted. | |
| d. The use shall not be established within 300 feet of any residential use. | |
| e. A site plan shall be submitted to and approved by the MPC staff under the provisions of section 8-3031 herein. | |
| (48) Restaurant, sit-down or cafeteria, which serves alcoholic beverages | X |
| Provided, that alcoholic beverages shall only be sold as part of a meal. | |
| (48a) Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages | X |
| (48b) Cocktail lounges, and taverns | X |
| (48c) Package store | X |
| (48d) Nightclubs | X |
| Provided that no nightclub shall be established on property which abuts land zoned in the following classifications: R-20, R-10, R-6, R-6A, R-6B, R-6C or R-4. | |
| (49) Drive-in restaurant | X |

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| Provided, that no alcoholic beverages shall be sold to or consumed by anyone while within an automobile or other vehicle. | |
| (49b) Catering services | X |
| Provided that the sale or consumption of alcoholic beverages in conjunction with this use shall not be allowed unless permitted elsewhere in the district. | |
| (50) Fuel station | X |
| a. Gasoline pumps and other service facilities such as air and vacuum shall be set back not less than 12 feet behind the required front yard setback line. | |
| (50a) Indoor car wash | X |
| (51) Vehicle Service, minor | X |
| a. Such use, not to include washing and detailing, shall be conducted within an enclosed building; however, bay doors are permitted and may be open only during hours of operation. | |
| (51a) Vehicle Service, major | X |
| a. Such use shall be no closer than 150 feet from any residential structure as measured from the property line of such use. | |
| b. Within the R-B-C, R-B-C-1, BG-1, I-L-B, or B-C Districts any outdoor storage area shall be enclosed by an architecturally designed fence of at least seven feet in height, with a landscaped exterior buffer of at least five feet in width containing a combination of trees and shrubbery. | |
| c. Such use, not to include washing and detailing, shall be conducted only within an enclosed building. Bay doors are permitted except as follows, and may be open only during hours of operation. Bay doors shall not be permitted along a façade that is adjacent to a residential property or any R district unless such property or district is located across a street right-of-way, not including lanes. | |
| (52) Automobile, truck, or boat and nonresidential trailer sales or rentals | X |
| (52a) Motorcycle, motor scooter sales and services | X |
| a. Such service facilities shall not be established on a lot which is either adjacent to or directly across the street from an R district when said street has a right-of-way of less than 75 feet. | |
| b. All service, storage, or similar activities connected with service facilities shall be conducted entirely indoors and on the lot on which such facilities are located, and no outside storage or dismantled vehicles shall be permitted. | |
| (52b) Bicycle and moped sales and service | X |
| All service, storage or similar activities connected with service facilities shall be conducted entirely indoors and on the lot on which facilities are located and no outside storage or dismantled vehicles shall be permitted. | |
| (53) Automobile upholstery shop | X |
| (55) Automobile parking lot or parking garage | X |
| May include gasoline pumps. | |
| Provided that principal use parking shall occur only within an authorized off-street parking lot or facility | |
| (55b) Automobile storage garage | X |
| (55c) Wrecker service with dead storage yards | X |
| Provided that the following provisions are met: | |
| a. The dead storage area shall be located totally within an enclosed building or shall be enclosed by an architecturally designed solid fence of at least six feet in height unless otherwise provided for on a site plan approved by the MPC under the provisions of section 8-3031. | |
| b. There shall be no dismantling of vehicles on the premises to obtain parts for use or sale. | |
| (56) Residential manufactured home sales room and sales lot | X |
| (57) Laboratory serving professional requirements, dentists, medical, etc | X |
| (58) Experimental laboratory | X |
| (58a) Design shop and testing of new products (as a secondary use) | X |
| Provided the following provisions shall apply: | |
| a. The operation of such use shall be an integral function of a principal office use and shall occupy not more than 25 percent of the floor area of the building in which such office use is located. | |
| b. Such use shall be in an enclosed area that has a sound transmission class rate (STC) as set forth in "Architectural Graphics Standards" of not less than 52. | |
| c. Such use shall not generate any noise, dust or odor as measured along any adjacent property line. | |
| d. There shall be no outdoor storage of materials, scraps, or finished products. | |
| e. No manufacturing or fabrication of finished products for sale shall be produced on the property. | |
| (59) Farm implement sales and storage and similar activities | X |
| (59a) Equipment rental | X |
| (60) Feed and grain sales and storage | X |
| (61) Electrical repair and similar repair | X |
| (62) Locksmith, gunsmith and similar activities | X |
| (63b) Pest control | X |
| (64) Glass sales and installation | X |
| Provided, that such use shall not provide more than four glass installation bays when located adjacent to or across a minor street from a dwelling unit unless it abuts along the rear property line and a solid buffer is installed to screen the residential use(s). | |
| (68) Building contractor and related construction contractors | X |
| Provided that outdoor storage of materials and construction equipment shall not be permitted unless otherwise permitted in this district. | |

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CITY OF SAVANNAH ZONING ORDINANCE

| I-H Zoning District List of Uses with Standards | |
|---|---|
| Key: X = Permitted; B = Permitted with BOA approval; B2 = Less than 10 acres require BOA approval and more than 10 acres permitted only within a PUD district | |
| Provided that the prefabricating of construction parts such as ventilating ducts and eaves shall not be permitted unless otherwise permitted in this district except where such prefabrications work shall be conducted entirely within a building, shall require no outdoor storage of materials, scrap or finished product, shall generate no noise, dust or odor beyond the confines of the building and shall only be incidental to the contracting activity. | |
| (69) Newspaper | X |
| (70) Printing or letter shop | X |
| (71) Newspaper and magazine distributor | X |
| (71a) Book cover processing | X |
| (72) Express office | X |
| (73) Cold storage and freezer plant | X |
| (73a) Fur storage vaults | X |
| (74) Railroad or bus station | X |
| (75) Wholesaling or warehousing | X |
| Provided, that there shall be no external storage of goods and materials. | |
| (75b) Self-storage miniwarehouse | X |
| Provided that: | |
| a. For all districts except for P-I-L-T, I-L-B, I-L and I-H districts, a mini-warehouse site shall not be less than 0.75 acres nor exceed four acres. | |
| b. Reserved. | |
| c. Reserved. | |
| d. Reserved. | |
| e. Reserved. | |
| f. Reserved. | |
| g. Reserved. | |
| h. Roadways: Within the B-H, B-N, B-C, BG-1 and BG-2 zoning districts, self-storage mini-warehouses shall have access to only a street classified as a collector or greater. | |
| i. Reserved. | |
| j. Site Plan: The proposed site development plan shall be reviewed under the provisions of section 8-3031 (Planned Development District). | |
| k. Building exterior: | |
| 1. The exterior walls of a self-storage mini-warehouse structure shall consist of texture or split-face block, brick, or real stucco over concrete block. Other materials may be acceptable for exterior walls if the MPC determines that visual compatibility with the surrounding development can be achieved with the use of such other materials. | |
| 2. Self-storage mini-warehouses shall be constructed in a manner that would prevent the flow of water from the roof of the structure onto the walls of the structure. The use of eaves to direct water away from the structure is highly recommended; however, other construction methods such as a gutter system or parapet wall shall also be considered where allowed by all applicable building codes. | |
| l. Visual buffering and screening: A landscape buffer shall be provided in accordance with section 8-3066 (Visual Buffers and Screening) and section 8-3031 (Planned Development District). The following landscaping standards shall also apply: | |
| 1. A landscape buffer of not less than 25 feet in width shall be established along any side of the property where the self-storage mini-warehouse abuts a residential zoning district (an R district), or where the use is across the street from an R district; | |
| 2. Any self-storage min-warehouse shall have a fence, wall or some combination thereof around the perimeter of the property upon which it is located. An eight-foot-tall fence and/or wall shall be constructed in accordance to section 8-3066 (Visual Buffers and Screening); | |
| 3. Where the end wall of any self-storage mini-warehouse structure is visible from a public right-of-way, the wall shall be buffered by a hedge that has a mature height of at least four feet; and | |
| 4. Wherever possible, tree quality points and landscape quality points shall be located in buffer areas that are visible from the public rights-of-way and adjacent properties. | |
| m. Storage: All storage shall be within an enclosed building. However, accessory outdoor storage of boats, travel trailers, recreational vehicles, and other noncommercial occasional use vehicles may be allowed provided that such storage is not visible from a public right-of-way, an R district or an existing residential use. | |
| n. Signage: No animated or neon or flashing signs shall be allowed. Only one principal use sign per street frontage shall be allowed. | |
| o. Prohibited activities: Except as provided herein, the following activities shall be prohibited on the premises: | |
| 1. Commercial, wholesale or retail sales, flea markets or peddling, or miscellaneous or garage sales. However, once a month, the management of the self-storage mini-warehouse complex may conduct a one-day auction or sale of abandoned or stored materials to settle unpaid storage bills in accordance with State of Georgia regulations; | |
| 2. Servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment; | |
| 3. Operation of a transfer-and-storage business; | |
| 4. Operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment except when needed for maintenance of the use; | |
| 5. Any activity that is noxious or offensive because of odors, dust, noise, fumes, or vibrations; | |
| 6. Storage of hazardous chemicals, flammable liquids, or combustible and explosive materials; and | |
| 7. Habitation of storage units by humans or animals. | |
| (75c) Remote dry storage warehouse | X |
| Provided that: | |

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CITY OF SAVANNAH ZONING ORDINANCE

| I-H Zoning District List of Uses with Standards | |
|---|---|
| Key: X = Permitted; B = Permitted with BOA approval; B2 = Less than 10 acres require BOA approval and more than 10 acres permitted only within a PUD district | |
| b. The materials or merchandise stored shall be associated with a principal use permitted within the district in which the warehouse is constructed or operated. | |
| c. No wholesaling, transfer and storage business, or contract warehousing shall be permitted unless permitted elsewhere within the district. | |
| d. No retail or miscellaneous sales, auctions, servicing, or repair work shall be conducted on the premises. | |
| e. All storage shall be enclosed within a building which is architecturally compatible with the adjacent development. | |
| f. A comprehensive site development plan shall be submitted to and approved by the MPC before development shall commence, in compliance with the requirement of section 8-3031 of this chapter. | |
| (78) Marine supply and service facility | X |
| (79) Railroad freight station | X |
| (80) Railroad or freight classification | X |
| (81) Truck terminal | X |
| (82) Storage yards | X |
| a. Such use shall be enclosed on all sides by a solid wall, compact evergreen hedge or uniformly painted fence, not less than six feet in height. Damaged or mismatched corrugated or scrap building materials shall not be utilized in the fence construction. | |
| b. No materials shall be stacked or stored to a height such that they will be visible from outside the fence. | |
| (82a) Accessory storage buildings | X |
| Provided that: | |
| a. Such uses shall be adjacent to, on the same lot as, or across the street from the principal business. | |
| b. There shall be no outdoor storage of any material. | |
| c. Shipping containers and truck trailers shall not be permitted as accessory storage buildings. | |
| (82b) Incidental outdoor storage | X |
| a. Provided that the storage area shall be adjacent to, on the same lot as, or across the street from the principal use. | |
| b. Access to or from the storage area shall not be from a minor or collector street serving R zoned districts or residentially developed properties. | |
| c. A site plan shall be submitted to and approved by the MPC under the provisions of section 8-3031 herein, prior to the establishment of an outdoor incidental storage area; provided that the MPC may require a solid architecturally designed masonry fence, up to a height of eight-feet, with supplemental landscaping established along the exterior of the fence. | |
| d. No materials shall be stacked or stored above a height that can be seen from outside the fenced area. | |
| (82c) Indoor recycling collection center | X |
| a. All activities and storage of materials shall be conducted within an enclosed building. | |
| b. All material shall be stored and sorted on dry impervious surfaces and shall be protected from exposure to moisture. | |
| (82d) Buy-back center for recyclable aluminum, glass, paper and plastics | X |
| Provided that: | |
| a. The use shall be established and maintained in conjunction with and accessory to an existing business or industrial use. If the principal use is discontinued, moves or goes out of business, the buy-back center shall not continue on the site unless pre-approved as an incidental or secondary use to another principal use on the site. | |
| b. A site development plan shall be submitted for review and approval by the MPC, for a buy-back center, pursuant to the provisions of section 8-3031, Planned Development District. Off-street parking and loading spaces shall be provided as recommended by the traffic engineer and/or approved by the MPC. The plan shall identify proposed signage and screening for the use. | |
| c. All required building and development setback lines shall be met. In addition, the hours of operation, the size and location of the buy-back center may be limited, as provided by the MPC. | |
| d. All materials to be recycled shall be located within an enclosed weather resistant container on a dry impervious surface. No storage of materials outside the approved container nor sorting or processing of materials shall be allowed and the site shall be kept litter-free. | |
| e. Except for the I-H and I-L zoning districts, a buy-back center shall be located on a site with a business or industrial use having a minimum of 75 off-street parking spaces. | |
| (83) Light manufacturing: | |
| Such uses shall be designed to operate in such a manner that it will not emit smoke, odor, or objectionable waste materials, and which will not produce noise levels beyond that permitted by the city noise control ordinance. | |
| a. Appliance and electronic device assembly plant including the manufacturing of parts for appliance and electronic devices | X |
| c. Machine shop and related activities | X |
| d. Construction of signs, including painted signs | X |
| e. Cooperage | - |
| f. Bottling plant | X |
| g. Light sheet metal products, such as ventilating ducts and eaves | X |
| h. Ice manufacturing | X |
| i. Laundry, cleaning and dyeing plants | X |
| j. Musical instruments, toys, novelties, and similar products | X |
| k. Ceramic products; provided, that kilns shall only be operated by gas or electricity | X |
| l. Products from previously prepared materials | X |
| m. Tinsmith and roofing service | X |

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CITY OF SAVANNAH ZONING ORDINANCE

| I-H Zoning District List of Uses with Standards | |
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| q. Unclassified light manufacturing | X |
| r. Processing, sale, and display of monuments and stones | X |
| s. Forming of small concrete products (i.e. stepping stones, fence posts, yard ornaments, etc.) and cultured marble products | X |
| Provided that: | |
| 1. All pouring of forms and storage of equipment and materials used in the process occurs entirely within an enclosed building. | |
| 2. Outdoor storage or display of finished products shall be screened from view from adjoining property by a visual landscaped buffer, solid fence or wall or combination thereof not less than six feet in height. | |
| t. Other manufacturing of a similar nature | X |
| (84) Heavy manufacturing and heavy nonmanufacturing uses: | X |
| Such uses shall be defined as manufacturing or nonmanufacturing uses which in their operation generate noise, odors, dust, fumes, fire hazards, visual blight, water pollutants and other conditions which if not properly controlled will damage the aesthetic quality of the community. | |
| Such uses shall include but not be limited to the following: | |
| Manufacturing of cement | |
| Asphalt plant | |
| Chemical plant | |
| Fertilizer manufacturing | |
| Drop forge plants | |
| Steel-iron works | |
| Foundry | |
| Refinery | |
| Receiving, storage, and/or distribution terminals, except coal terminals | |
| Coal terminals See use no. 78a. | |
| Fat rendering-bone distillation | |
| Organic material reduction | |
| Recycling of used material | |
| Rail classification yards | |
| All such heavy manufacturing and heavy nonmanufacturing uses as a condition of obtaining a building permit shall be required to submit for the review and approval of the metropolitan planning commission a site development plan pursuant to section 8-3031 of the zoning ordinance of the city. The MPC is to review the site plan to determine whether such plan conforms with the standards set forth in paragraphs (a) through (d), hereinafter set forth. The MPC shall be required to approve or disapprove the site development plan within 30 days unless otherwise agreed by the MPC and the applicant. In the event of disapproval, the MPC shall describe with particularity in written findings, the reason for disapproval, setting forth whether the site plan is or is not in conformity with each separate standard set forth. | |
| In submitting an application and site development plan for the proposed use the applicant shall certify, if such is the case, that the proposed use is subject to the environmental quality standards enforced by the Georgia Environmental Protection Division and shall obtain required permits from such agency and submit copies of environmental permits when received to the metropolitan planning commission and to the city inspections department. Such copies shall be submitted prior to issuance of building permit. Where an applicant certifies the use is not subject to environmental quality standards enforced by the Georgia Environmental Protection Division, the MPC shall impose such environmental standards as it finds necessary to protect the health, safety, and welfare of the community. | |
| All heavy manufacturing and heavy nonmanufacturing uses shall be required to meet the following development standards: | |
| a. All roads subject to continuous use shall be paved or otherwise treated so as to minimize dust emissions. | |
| b. Noise generated shall not exceed the following standards: | |
| Sound Levels by Receiving Land Use as Measured at the Property Line Closest to the Noise Source | |
| <i>Zoning Category of Receiving Land Use (1) Time Sound Level Limit (dBA)</i> | |
| Residential (2) | |
| 7 A.M. - 10 P.M. 10 P.M. - 7 A.M. | |
| 60 55 | |
| Business At all times 65 | |
| Industrial At all times 75 (3) | |
| 1. As set forth in the zoning ordinance. | |
| 2. Any zoning district containing the letter "R." | |
| 3. The noise level generated by railroad operations shall not exceed 85 dBA. | |
| c. Any heavy manufacturing or heavy nonmanufacturing facility including outdoor storage facilities located within 1,500 feet of any boundary of the Historic District of Savannah or any residential district when required by the metropolitan planning commission shall be provided with a visual buffer of such dimension and density as necessary to assure that such facilities do not constitute a visual blight on the historic district or any residential district. Such buffers shall consist of trees or other vegetation of such height and depth as necessary or of an appropriate design fence or wall or a combination thereof. The planning commission may defer construction of the visual buffer for a period not to exceed 12 months upon the finding that subsequent phases of development would change permanent buffering requirements. Such development must be initiated within the 12-month period. | |
| In determining the dimension and density for such visual buffer to assure that facilities including outdoor storage do not constitute a visual blight on the historic district or any residential district, the planning commission shall take into consideration the following factors: | |
| 1. Type and quantity of material to be stored outdoors. | |
| 2. Existing visual buffer such as tree cover and intermittent structures and uses. | |
| 3. Locations from which the facilities including outdoor storage areas can be viewed. | |

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CITY OF SAVANNAH ZONING ORDINANCE

| I-H Zoning District List of Uses with Standards | | |
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| d. | Where combustible materials are stored outdoors, the applicant shall submit a description of practices and procedures for fire prevention and protection to the city fire department for approval. Such practices and procedures must meet applicable standards and regulations defined by the fire code of the city. | |
| (85) | Salvage yards | X |
| a. | Provided that a site plan shall be submitted for review and approval by the MPC pursuant to the provisions of section 8-3031 of this chapter. No use or development shall be allowed on the site that is not shown on the approved site development plan. Such plans shall include: gross acreage, number, type, and location of buildings, parking and loading areas, service drives, building heights, open space, setbacks, buffer strips, location and design of fences and construction materials, and such other information as may be reasonably required by the reviewing agencies. | |
| b. | A screening fence shall be erected entirely around the use. The screening fence shall be constructed of either brick, stone, masonry units, wood or other similar material, excluding tin, plastic, doors, woven wire, salvage material or other similar products. A minimum of a 25-foot wide irrigated landscaping buffer or a natural buffer of at least 50 feet in width shall be established along the exterior of the screening fence. Where such operation has frontage onto an expressway, major arterial, or secondary arterial, or faces a residential area, the required screen shall be not less than eight feet in height nor greater than 12 feet. On all other sides the screen shall be not less than six feet in height nor greater than 12 feet. No materials shall be stored or stacked above the height of the screening fence. | |
| c. | There shall be no on-site burning of material except within a furnace or incinerator approved by the city engineer and appropriate state regulatory agencies. | |
| d. | Access to salvage yards shall be only from a collector street, secondary arterial, or major arterial. | |
| e. | All dismantling, shredding and crushing operations shall be set back at least 100 feet from any property line. | |
| f. | Provided further that: | |
| (1) | When a salvage yard existed prior to the effective date of this section and does not comply with the operational and design standards outlined above, the activity shall be deemed to be nonconforming. | |
| (2) | Within 60 days from the date of this amendment, the zoning administrator shall notify all nonconforming salvage yards, which notice shall specify the nonconforming conditions and the provisions of this section. A nonconforming salvage yard may be continued for not more than one year from the date of notice of nonconforming status sent by the zoning administrator | |
| (3) | Within one year from the date of nonconforming status notice, nonconforming salvage yards shall be brought into compliance with the requirements of this section, excluding the separation requirements of subsection "e" under section 8-3025(b), use (85). The provision for an irrigated landscaped buffer or natural buffer located adjacent to the exterior of a screening fence shall also be waived for a nonconforming salvage yard if the existing fence construction and maintenance is in compliance with the salvage yard fence design standards as determined by the director of inspections. | |
| (4) | The metropolitan planning commission may grant a buffer, lot size or setback variance upon a finding that the activities of the operation will not adversely impact the adjacent property values or the public welfare. | |
| (87) | Separate use sign | X |
| (90) | Accessory uses | X |
| | Provided, that temporary accessory uses or buildings shall not be permitted for more than a 24-month period. | |
| (90a) | Satellite dish | X |
| | Provided such use shall only be permitted as an accessory use but may be allowed within front or side yards. | |
| | Provided further, that where such use is located upon a lot which is immediately adjacent to or directly across a street from property upon which is located a conforming dwelling or vacant property zoned to permit residential uses, then the following restrictions shall apply: | |
| 1. | A satellite dish within a side or front yard shall be set back a minimum of 15 feet from the property line, and shall be of open mesh construction (except for bi-directional transmit and receive dishes where required by the FCC). Dishes shall be screened from view from ground level from adjoining residential properties. | |
| 2. | The maximum diameter satellite dish shall be 16 feet. | |
| 3. | No form of advertising or identification shall be permitted upon a permanently placed or mounted satellite dish except for the manufacturer's small identification plate. | |
| (92) | Microbrewery | X |

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CITY OF SAVANNAH ZONING ORDINANCE

| I-H Zoning District Schedule of Development Standards | | |
|---|---|--|
| Minimum Lot Area (square feet) per use or for two-family and multi-family dwellings, per dwelling unit | - | - |
| Minimum Lot Width (feet) | - | - |
| Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet) | Freeway or parkway Major arterial Secondary arterial or rural road Collector street Residential street Access easement | 115 65 55 45 45 36 |
| Minimum Side Yard Setback (feet) | - | Whichever is more restrictive: 20 or equal to the height of the building |
| Minimum Rear Yard Setback (feet) | - | Whichever is more restrictive: 20 or equal to the height of the building |
| Maximum Height (feet) | - | - |
| Maximum Building Coverage (percent) | - | - |
| Maximum Density (units per net acre) | - | - |

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